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4 UNITED STATES DISTRICT COURT  
5 DISTRICT OF NEVADA

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7 FEDERAL NATIONAL MORTGAGE  
8 ASSOCIATION,

Case No. 2:17-cv-01798-APG-PAL

Plaintiff,

ORDER

9 v.

(Mot Stay Disc – ECF No. 43)

10 VEGAS PROPERTY SERVICES, INC., et al.,

11 Defendants.

12 Before the court is plaintiff Federal National Mortgage Association's Motion to Stay  
13 Discovery (ECF No. 43). The court has considered the motion, defendant Vegas Property  
14 Services, Inc.'s Opposition (ECF No. 46), and plaintiff's Reply (ECF No. 48).

15 This is a quiet title/declaratory relief action arising out of an HOA foreclosure sale of real  
16 property in which Fannie Mae asserts it has an interest that could not be extinguished as a matter  
17 of federal law. The motion to stay argues no discovery is needed to decide Fannie Mae's motion  
18 for summary judgment which is based on the federal foreclosure bar and on federal preemption  
19 grounds. Vegas Property opposes the motion because counsel for Fannie Mae failed to meet and  
20 confer before filing it.

21 On April 13, 2018 Vegas Property filed a response to the motion for summary judgment  
22 and request for relief under Fed. R. Civ. P 56(d). Vegas Property argues discovery is needed  
23 concerning whether policies relied on in the countermotion for summary judgment were applicable  
24 to Nevada, whether a 2015 policy is controlling, and to question Fannie Mae's ownership interest.  
25 Vegas Property claims it has a good faith belief that Fannie Mae did not own the property at the  
26 time of the HOA foreclosure sale at issue. The district judge will decide whether the discovery  
27 Vegas Property seeks is needed before the motion for summary judgment is decided

28 Having reviewed and considered the moving and responsive papers,

